

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME An entity to be formed by Ilan Rosenthal and Michael Cohen		DOING BUSINESS AS (DBA) Motel Chelsea	
STREET ADDRESS 161 West 23rd Street		CROSS STREETS 6th and 7th Avenues	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Michael Cohen Ilan Rosenthal	ATTORNEY/ REPRESENTATIVE	NAME: Robert S Bookman-Pesetsky and Bookman
	PHONE: 917-232-3505		PHONE: 212-513-1988
	EMAIL: michaelcohennew@gmail.com		EMAIL: rbookman@pb.law
MANAGER	NAME: TBD	LANDLORD	NAME: Jackie & Victor Lee
	PHONE:		PHONE: 917-204-4220
	EMAIL:		EMAIL:
APPLICATION TYPE (<input type="checkbox"/> <i>Liquor License</i> <input checked="" type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input checked="" type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	After CB meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	4pm-2am	4pm-2am	4pm-2am	4pm-4am	4pm-4am	4pm-4am	12pm-2am
	Kitchen	4pm-2am	4pm-2am	4pm-2am	4pm-4am	4pm-4am	4pm-4am	12pm-2am
	Music	4pm-2am	4pm-2am	4pm-2am	4pm-4am	4pm-4am	4pm-4am	12pm-2am

If you plan to have music, what type(s)? (Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	<input checked="" type="checkbox"/> JUKE BOX	KARAOKE
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OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	190	190	13	81	0	2	12
OUTSIDE <i>(Other than sidewalk café)</i>		NA	NA	NA	NA	NA	NA
SIDEWALK CAFÉ		NA	NA	NA			

How many floors are there? What is the capacity for each floor? 2 Floors: 1st floor and basement

How frequently will the owner(s) be at the establishment? Daily

Will there be dancing?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will you be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will security plan be implemented?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	<input type="radio"/> YES	<input type="radio"/> NO	Not Applicable
Where will delivery bicycles be stored during the day when not in use?	Not Applicable		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	plans will be filed

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	On March 14th, a mass email was sent to all of the block	
	# 2	association contacts provided by the community board	
	# 3	Also met with Chelsea Council of Block Associations and	
	# 4	local neighbors.	
	# 5		
Please provide dates when applicant met with the groups listed above.		03/26/2019	
Who was your contact person at each group you met with?		Rob Simon and Bill Borock	
When did applicant post the notice that was provided?		March 14, 2019	
Where did applicant post the notice that was provided?		Front of premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	NO 917-232-3505
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Retro Club		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Retroclubnyc
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	1st Floor and Basement		
When was the air conditioner installed?	unknown		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ	Not Applicable	
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavillion, tents, deck or gazebo? If yes, which one(s)?	YES	NO
Are the floorplans for the outdoor space(s) included?	YES	NO
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO
Will there be no amplified music, as per the law?	YES	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO

OUTDOOR ITEMS – SIDEWALK CAFÉ	Not Applicable	
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO
Will applicant be applying for a sidewalk café now or in the future?	YES	NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO
Will applicant use umbrellas?	YES	NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO

ADDITIONAL STIPULATIONS: (Office Use Only)

- No use of outside promoters
- No Open flam cooking that would require exhaust system
- Applicant will install additional soundproofing on shared wall with Malibu Diner next door

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 May 1, 2019 full board meeting, with 35 members voting in favor
 of the recommendation, 0 members opposed, 4 members
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the metho
 operation

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
 CB4 Assistant District Manager



Frank H. Ilozubic
 CB4 BLP Committee Co-Chair

Yoni Bokser
 CB4 BLP Committee Co-Chair

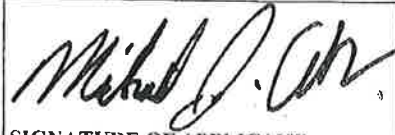
APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →

Michael
 Cohen

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

3/22/19

DATE



4/9/19

Proximity Report for Location:

March 25, 2019

161 W 23 St, New York, NY, 10011

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	100 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	655 ft
GOURMET BAY INC	745 6TH AVE	765 ft
BURGUNDY WINE COMPANY LTD	143 W 26TH STREET	815 ft
MANOR HOUSE CELLAR INC, THE	676 6TH AVE	950 ft
LE GARREC NYC LLC	111 W 20TH ST	995 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	1235 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
FASHION INDUSTRIES HS	225 W 24TH ST	430 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
THREE A PLUS INC	163 W 23RD ST	25 ft
GODZILLA JAPANESE REST INC	158 W 23RD STREET	180 ft
ZAUO INC	152 WEST 24TH ST	185 ft
BALLYMONEY NEW YORK INC	206 WEST 23RD STREET	295 ft
SEKI INC	208 W 23RD ST	310 ft
CMR COMEDY LLC	208 W 23RD ST STORE 1	315 ft
BARCADE NEW YORK LLC	148 W 24TH ST	330 ft
AVADOM INC	147 W 24TH ST	345 ft
ZAGARA RESTAURANTS LLC	216 7TH AVE	360 ft
MOXY RESTAURANT ASSOCIATES INC	138 W 25TH ST	440 ft
SYS CHELSEA INC	206 7TH AVE	470 ft
DLK RESTAURANTS LLC	206 7TH AVE	475 ft
FILLIP'S CATERING INC	200 202 7TH AVE	490 ft
BKUK 9 CORP	197 7TH AVE	490 ft
CHELSEA 191 CORP	191 7TH AVE	530 ft
CHELSEA RESTAURANT OWNER LLC	226 WEST 23RD ST	580 ft
GOURMET EXPRESS LTD	137 W 25TH ST	595 ft

Name	Address	Approx. Distance
RARE CHELSEA REST GROUP LLC,FASHION 26TH ST LLC &	152 158 W 26TH ST	660 ft
RARE CHELSEA RESTAURANT GROUP LLC	152 W 26TH ST GROUND FLOOR	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
170 WESTSIDE MARKET LLC	170 W 23RD ST	90 ft
REINS INTERNATIONAL NEW YORK INC	146 150 W 25TH ST	445 ft
ANHEUSER BUSCH LLC	119-125 W 24TH ST	550 ft
CHELSEA HOTEL F&B LLC	222 W 23RD ST	555 ft
190 SEVENTH AVENUE LLC	190 7TH AVE	570 ft

Unmapped licenses within zipcode of report location

Name	Address
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Certificate of Occupancy

CO Number: 103099344F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00799	Certificate Type: Final
	Address: 161 WEST 23 STREET	Lot Number(s): 10	Effective Date: 11/09/2006
	Building Identification Number (BIN): 1014946	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	Number of stories: 4	
	Building Occupancy Group classification: F-4	Height in feet: 40	
	Multiple Dwelling Law Classification: None	Number of dwelling units: 2	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Christopher M Santalbi
Borough Commissioner

Borough Commissioner

Commissioner



Certificate of Occupancy

CO Number: 103099344F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG		COM		6	UTILITIES, BOILER ROOM
CEL	44	OG		F-4		12A	EATING AND DRINKING ESTABLISHMENT UG 12A (CABARET)
001	146	120		F-4		12A	EATING AND DRINKING ESTABLISHMENT UG 12A (CARABET)
002	6	60				6	OFFICES
003	6	60				6	OFFICES
004		40	2	RES	2	2	TWO (2) APARTMENTS
END OF SECTION							

Christopher M. Santalbi
 Borough Commissioner

Borough Commissioner

Commissioner

MENU

COCONUT CHICKEN FINGERS

Baked Not Fried

KETCHUP, MAYO, SPICY MUSTARD OR RANCH

BEEF OR CHICKEN SLIDERS

KETCHUP, MAYO, SPICY MUSTARD OR RANCH

ONION RINGS

Baked Not Fried

KETCHUP, MAYO, SPICY MUSTARD OR RANCH

CORNCHIPS AND GUACOMOLE

FRESH SALSA

BEER BATTERED SHRIMP

SPICY MAYO SAUCE

HUMUS PLATTER

VEGGIES AND WARM BAKED PITA

COCKTAIL WEINERS

KETCHUP, MUSTARD, SPICY VEGAN MAYO

GRILLED CHEESE W TOMATO SOUP

on 7 Grain Bread - Choice of

GRUYERE AND CHEDDAR

CLASSIC AMERICAN

SWISS

DESSERTS \$11

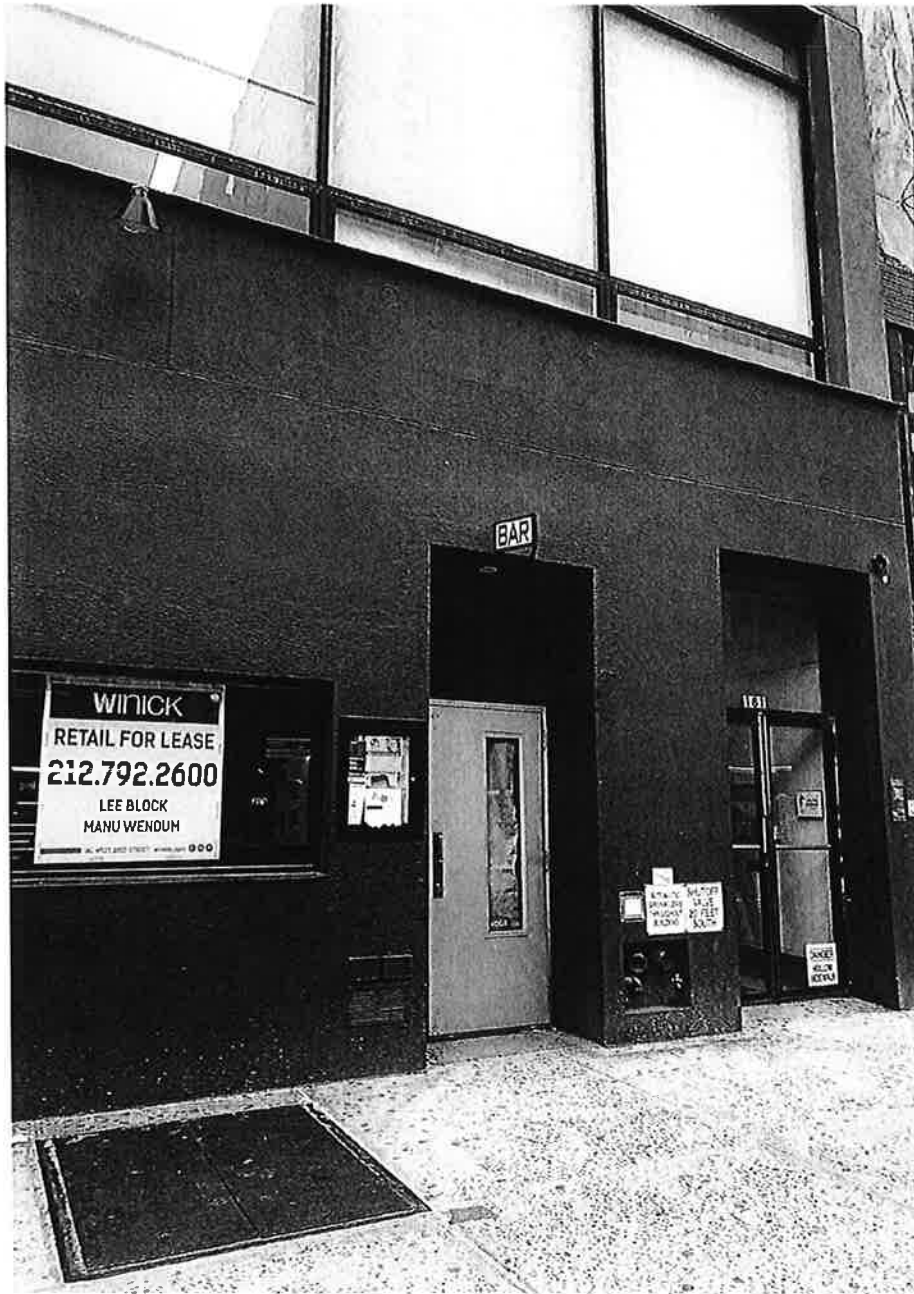
HOUSE MADE CHOCOLATE CHIP COOKIES

3 WITH SIDE OF WHIP CREAM OR ICE CREAM

MOTEL APPLE PIE

SERVED WARM WITH SIDE OF ICE CREAM

SORBETS OF THE DAY





CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 330 West 42nd Street, 20th Floor New York, NY 10036
 Tel: 212-730-4336 Fax: 212-917-9512
 www.nyc.gov/mc4

BURI LAZARIN
 Chair
 JEFF BOONE
 Council Member

PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by
**Entity to be formed by Michael
 Cohen & Ilan Rosenthal
 161 W 23rd Street**

An application for a liquor, wine, beer & cider
 license for a Night Club Establishment with a Juke
 Box, DJ, Recorded Music, Live Music (Drag Queen
 Performances), Patron Dancing & Security Personnel

DATE: Tuesday, April 9, 2019
 TIME: 6:30 PM
 PLACE: Fountain House
 425 W 47th Street, Lower Level

We invite you to attend this meeting and give your comments on this application.
 Alternately, you may mail, fax or email us at the address listed above.
 For more information, please call 212-730-1530.



161 West 23rd Street - New Venture
Security Plan

March 20, 2019

To whom it may concern,

Our anticipated security plan is to be managed by a private contractor - Robert Fisco. His company is called "One Security Company". They are a private security company. They have been in the private security business for many years and are licensed, bonded and insured. They have extensive experience in security at venues throughout New York City

We will have at least 2 security members present during all open hours checking ID's and age of any persons entering the premises.

On the busy nights including but not limited to Thursday, Friday, and Saturday nights, and any other nights it is busy, we will add 1 additional security personal to walk throughout the space for a total of 3 security personnel.

All security members are trained and meet all NYC requirements. They are not armed.

The security staff will monitor and control patron behavior. Security personnel will be required to know where all exits and fire extinguishers are located. They will all be licensed Fire Guards. Additionally the space has a fire safety system and central monitoring and is fully sprinklered.

Additionally, as a big part of our security efforts and responsibilities, we will keep sidewalk traffic to a minimum. Smokers will be instructed to keep all noises down and respect neighbors. We will not allow lines outside the venue. All guests must congregate and wait in a lobby and vestibule area we are creating in the space.

If you have any concerns or comments please feel free to contact me.

Thank you

Michael Cohen.

CURRENT LANDSCAPE

- ❑ Limited Chelsea nightlife catering to the LGBTQ community has created a void in our great neighborhood that we seek to fill.
- ❑ Currently there are only **five** bars in the Chelsea neighborhood, most of which are leather, dive or sports oriented **underserving a community with a large and active LGBTQ population.**
- ❑ There is **no current venue for customers seeking an upscale, sophisticated experience with a mature crowd.**
- ❑ **Chelsea has a rich and established history of being an LGBTQ friendly neighborhood.** This has begun to change with the elimination or closing of many past gay bars and lounges.



Notes on 161 West 23rd :

- The space has **already** been a bar and club for the last **15+ years** and is **already built out** as bar and includes a **certificate of occupancy** for close to 200 persons as bar, club and restaurant with **cabaret license**.
- The venue is on a **busy street** near a **main intersection** on a **very commercial block**.
- the space Includes a kitchen, walk-in refrigerator, **multiple large bathrooms**, and is **completely up to code** with **sprinklers and fire safety**, **multiple egresses**, **handicapped accessibility**
- Includes **HVAC**, is **fully wired**, **plumbed** and ready for custom design and decoration
- Minimal Construction** is required - only lobby area buildout and demo of existing bar.
- Buildout is **mostly cosmetic** and appliances, bar equipment, sound, lighting and furnishings.
- The facade will remain **AS IS** (except for signage) with **1 small window**.



Robert Bookman <rbookman@pb.law>

Fwd: NOtice from Michael New upscale LGBTQ Bar/Lounge

Ilan Rosenthal <irosenthal@livingny.com>
 To: Robert Bookman <rbookman@pb.law>
 Cc: Michael Cohen <michaelcohennew@gmail.com>

Mon, Apr 8, 2019 at 3:43 PM

Here is email with the notice that Michael sent to the list of people provided by the community board.

----- Forwarded message -----

From: **Michael Cohen** <michaelcohennew@gmail.com>

Date: Thu, Mar 14, 2019 at 3:48 PM

Subject: New upscale LGBTQ Bar/Lounge

To: Ilan Rosenthal <irosenthal@livingny.com>, <wborock@hotmail.com>, <n15mstr@mac.com>, <steve@w15ba.com>, <ijasper@gc.cuny.edu>, <paul@groncki.com>, <eric.bomze@gmail.com>, <willrogers@gmail.com>, <acevedoandassociates@gmail.com>, <craigs1029@aol.com>, <craig.slutzkin@outlook.com>, <jakmail@earthlink.net>, <clkupper@aol.com>, <Ethan.Felson@jewishfederations.org>, <laranjeirag@gmail.com>, <sallygmg@gmail.com>, <beacon195@aol.com>, <germanygerald@aol.com>, <m@melissa-stern.com>, <mwalshny@yahoo.com>, <pamela@angel.net>, <dfranco243@earthlink.net>, <fcmgt@me.com>, <merle.levine@gmail.com>, <neil@neiselkirk.com>, <cott@nyc.rr.com>, <alberttaylor@gmail.com>, <lesley@lyrichord.com>, <eleanor@quiltedcorner.com>, <300wba@gmail.com>, <phyllisswaisman@gmail.com>, <zazelloven@yahoo.com>, <mis@nyc.rr.com>, <emce33@aol.com>, <jblair@bobchristianson.com>, <w400ba@gmail.com>, <west25thstreetproject@gmail.com>, <susanb1011@aol.com>, <shulman@speakeasy.net>, <fdenthunter@gmail.com>, <dwatersh@gmail.com>, <bkeany@pennsouth.coop>, <education@pennsouth.coop>, <andyhumm@aol.com>, <tenants@lita.info>, <donna@donnalangman.com>, Robert Bookman <rbookman@pb.law>, Melissa Morales <melissa@pb.law>

Good Afternoon-

My name is Michael Cohen, my partner Ilan Rosenthal and I will be opening an upscale gay bar in Chelsea. We would love to tell you about our project, and hope to gain your support as a neighbor.

We plan to open a cocktail lounge, catering to the LGBTQ community. We feel there is a real need for more establishments in Chelsea, catering to our clientele.

We will serve old fashioned cocktails with all fresh ingredients. Our menu will consist of light bites and a modern take on bar food. We will play live jazz and have theatrical drag queen shows. Our hours of operation would be: Sunday-Wednesday 5pm-2am, Thursday-Saturday, 5pm-4am.

If you have any questions or Feedback, I can be reached on my cell at (917)232-3505.

We speak in front of the community board, Tuesday April 9, 2019 @6:30pm. Fountain House 425 West 47th St. Lower Level

Any support from you would be amazing.

Thank you,

Michael J. Cohen
 9172323505



P:| (212) 760-2690 x124
 C:| (516) 353-7779

4/8/2019

Pesetsky and Bookman Mail - Fwd: NOtice from Michael New upscale LGBTQ Bar/Lounge

F:| (212) 810-4162

www.livingny.com
irosenthal@livingny.com

225 W 35th St
14th Floor
New York, NY 10001

DISCLAIMER: All information furnished herein is from sources deemed reliable. No representation is made by Living Real Estate Group LLC. nor is any to be implied as to the accuracy thereof and all information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All dimensions are approximate. For exact dimensions, please hire your own architect or engineer. Buyer / Lessee is responsible for his / her own due diligence.

From: William Borock <wborock@hotmail.com>

Sent: Tuesday, March 26, 2019 12:36 AM

To: illan Rosenthal

Subject: Re: Chelsea community block association meeting tomorrow - 161 west 23rd Street proposed Bar meeting

Hi:

I'm Bill Borock, President of the Council of Chelsea Block Associations. Sorry for this late response to your wanting to attend our meeting later tonight, Tuesday, to talk about your application to open a bar/club on West 23rd Street between 6th and 7th Avenues.

My reluctance to invite you is because we already have two scheduled guest speakers who are attending, from The Pride and from The Shed, plus our regular community business.

However, having said the above, and rethinking your outreach to the community, and the fact that Community Board 4's Business, Licences and Permits Committee will be meeting soon at which your application will be heard, I have decided to invite you to our monthly meeting to tell us/CCBA what your plans are for the 23rd Street site.

Since we have such a "crowded" agenda, I am asking that your presentation be no longer that

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10 minutes after which the floor will be open for questions for you to answer.

If this is acceptable to you, I look forward to seeing you at our meeting that will held as follows:

Date/Time: Tuesday, March 26th, 7pm
Location: Fulton Houses Tenants Association Office
419 West 17th Street, just west of 9th Avenue
the north side

Bill Borock
646-637-5775

From: Ilan Rosenthal <irosenthal@livingny.com>
Sent: Monday, March 25, 2019 2:23 PM
To: Robert Simon
Cc: David Robbins; William Borock; Michael Cohen
Subject: Re: Chelsea community block association meeting tomorrow - 161 west 23rd Street proposed Bar meeting

Hello Everyone,

I am following up on this email chain. Michael and I plan to attend your block association meeting tomorrow to discuss and garner your support for our proposed gay bar at 161 West 23rd Street.

Can you please confirm the exact place and time for the meeting and that we are on the roster to speak?

Thank you so much! We look forward to meeting you!

Ilan

On Wed, Mar 20, 2019 at 2:09 PM Ilan Rosenthal <irosenthal@livingny.com> wrote:
Hi Robert,

I am including Bill Borock on this email as a follow up to our emails a few weeks ago. As discussed we would love to attend this Tuesdays meeting to discuss our proposed new gay bar at 161 West 23rd Street. We truly have something planned that will be a great addition to the community and we hope to garner your support and address any concerns you might have.

Please let us know exactly what time and location the meeting will be at and confirm we can be on the roster to speak with you all!

We are looking forward to meeting!

Thank you!



P:| (212) 760-2690 x124

C:| (516) 353-7779

F:| (212) 810-4162

www.livingny.com

irosenthal@livingny.com

225 W 35th St

14th Floor

New York, NY 10001

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**Soma Condominium
116 West 22nd Street
New York NY 10011**

March 26, 2019,

Community Board 4
Business licenses and Permits Committee
New York City

RE: Ilan Rosenthal and Proposed new venue at 161 West 23rd Street NY NY 10011.

Dear Community board 4,

We are the members of the board of Soma Condominium located at 116 West 22nd street. Ilan Rosenthal is our board president. We understand that Ilan and his partner Michael Cohen have submitted a Liquor License application to open a new nightclub and bar at 161 West 23rd street, right around the corner from us.


We are writing to you to encourage the business licenses and permits committee of manhattan community board 4 to support their Liquor License application as submitted, including the hours requested until 2 AM on weekdays, and 4 AM on Thursdays and Weekends.

We have several LGBTQ residents in our building that would enjoy an upscale and sophisticated venue in the neighborhood to go to. There are not many places like this that exists and it would be a wonderful addition to the community. Additionally, since becoming board president Ilan has gone to great lengths and dedicated his time and resources to making our building a better place to live. He has taken care of a lot of outstanding issues that were in need of resolution and is dedicated to all that he does. We know that he has deep respect and appreciation for the neighborhood and we have no doubts he will run a professional and respectful venue that will improve the community at large.

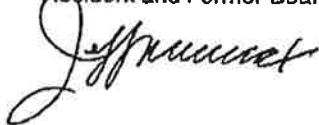
We hope that you will support the application and look forward to having a nice place to go in the neighborhood!

Thank you!


Sandy Chin
Treasurer


Leon Green
Secretary

Jeffrey Mummert
President and Former Board President



April 1, 2019

Dear Community Board 4,

My name is Robert Spira and I have resided at 184 9th Avenue, on 9th Avenue between 21 and 22 streets since 1996. I am writing to you to show my tremendous support for Michael Cohen and Ian Rosenthal's application for a liquor license at 161 West 23rd Street for their proposed Bar and night club, The Chelsea Motel. I strongly encourage the business licenses and permits community of Manhattan community board 4 to support their Liquor License application as submitted, including the hours requested until 2 AM on weekdays, and 4 AM on Thursdays and Weekends.

As a long time member of the community, and as a gay man, I can attest to the fact that the neighborhood has changed a tremendous amount over the last few years and is very underserved with regard to sophisticated local gay bars. Sadly, the bars that do still exist are not nice and are in no way upscale or chic. I have attended Michael's events on many occasions and can attest to his professionalism and high regard for both his clientele and the surrounding community. The proposed venue will be a welcome and much needed addition to Chelsea's gay community.

Please feel free to contact me at robertmspira@gmail.com if you have any questions.

Thank you,



Robert Spira

April 2, 2019

Dear Community Board 4,

My name is Steven Wharton. I am a long time Chelsea resident residing at the Chelsea Mercantile at 252 7th Avenue, on 7th avenue between 24th and 25th Street.

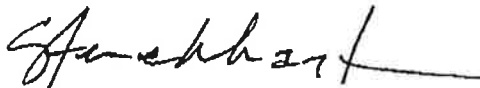
I am writing to you to show my support Michael Cohen and Ilan Rosenthal's application for a liquor license at 161 West 23rd Street for their proposed bar and night club, The Chelsea Motel. **I encourage the business licenses and permits committee Manhattan Community Board 4 to support their liquor license application as submitted, including the hours requested until 2 AM on weekdays, and 4 AM on Thursdays and Weekends.**

I have lived in Chelsea for 18 years and always felt that the neighborhood is underserved. There are only a few gay bars in the area, none of which are upscale or sophisticated. I have been to Michael's events before and am familiar with him and know what a professional and reputable operator he is. I also know Ilan personally and can attest to his deep roots, passion and respect for the Chelsea neighborhood and to his solid reputation amongst our peers as a generous and caring individual. The proposed venue will be a welcome and much needed addition to the LGBTQ community. I hope you will support their application.

Please feel free to contact me at steven.wharton@rcn.com if you have any questions.

Thank you for all of your service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven Wharton', with a long horizontal flourish extending to the right.

Steven Wharton

Dear Community board 4,

We are long time Chelsea residents and I work in Chelsea on 23rd Street and 6th Avenue. I am writing to you to show my support Michael Cohen and Ilan Rosenthal's application for a liquor license at 161 West 23rd Street for their proposed Bar and night club, The Chelsea Motel. I encourage the business licenses and permits community of Manhattan community board 4 to support their Liquor License application as submitted, including the hours requested until 2 AM on weekdays, and 4 AM on Thursdays and Weekends.

As a member of the community, and as lesbian women we often lament the fact there is a lack of sophisticated gay / lesbian bars in the community. This would be a great place where we can go after work and or mingle and socialize with friends and other community members.

On a personal note, we have known Ilan Rosenthal for many years. He is our local Chelsea real Estate Broker. We can attest to the fact that he is a responsible and wonderful member of the community who has deep respect for the Chelsea neighborhood and that this is something he wants to do for the community at large. I have no doubt he will run an upscale and professional venue and respect the community.

Please feel free to contact me at ilana@omg.re if you have any questions or concerns.

Thank you.

Best,

Ilana Schwartz

Ilana Schwartz

PROPRIETARY AND CONFIDENTIAL

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April 1st, 2019

Dear Community board 4,

My name is Cliff Fleiser. My partner, Leszek Golabek and I, are long time Chelsea resident residing at 420 West 24th on 24th street between 9th and 10th avenue. I am writing to you to show my support Michael Cohen and Ilan Rosenthals application for a liquor license at 161 West 23rd Street for their proposed Bar and night club, The Chelsea Motel. I encourage the business licenses and permits community of Manhattan community board 4 to support their Liqour License application as submitted, including the hours requested until 2 AM on weekdays, and 4 AM on Thursdays and Weekends.

As a member of the community, and as a gay man I can attest to the fact that the neighborhood is underserved and there are very few gay bars in the area, none of which are upscale or sophisticated. I also have been to Michaels events before and am familiar with him and know what a professional and reputable operator he is. The proposed venue will be a welcome and much needed addition to the LGBTQ community.

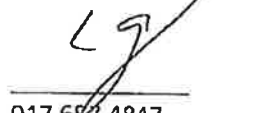
Please feel free to contact us anytime by email for phone.

Cliff Fleiser



917 349 5066
cfleiser@gmail.com

Leszek Golabek



917 657 4847
leszekg@gmail.com

April 8th, 2019

Dear Community Board 4,

My name is Jon Adler. I am a Chelsea resident residing at London Terrace Towers, on 24th street between 9th and 10th Avenues. I am writing to you to show my support for Michael Cohen and Ilan Rosenthal's application for a liquor license at 161 West 23rd Street for their proposed bar and night club, The Chelsea Motel. I encourage the business licenses and permits community of Manhattan community board 4 to support their Liquor License application as submitted, including the hours requested until 2 AM on weekdays, and 4 AM on Thursdays and Weekends.

As a member of the community, and as a gay man, I can attest to the fact that the neighborhood is underserved and there are very few gay bars in the area, none of which are upscale or sophisticated. I also have been to Michael's events before and am familiar with him and know what a professional and reputable operator he is. The proposed venue will be a welcome and much needed addition to the LGBTQ community.

Please feel free to contact me at 203 246 2348.

Thank you,

Jon Adler

A handwritten signature in cursive script, appearing to read "Jon Adler", followed by a long horizontal flourish.

April 3, 2019

Dear Community Board 4,

My name is Smith Reynolds and I am a long time Chelsea resident residing at 225 West 23rd Street, on 23rd street between 7th and 8th Avenues. I am writing to you to show my support Michael Cohen and Ilan Rosenthal's application for a liquor license at 161 West 23rd Street for their proposed Bar and night club, The Chelsea Motel. I encourage the business licenses and permits community of Manhattan Community Board 4 to support their Liquor License application as submitted, including the hours requested until 2 AM on weekdays, and 4 AM on Thursdays and Weekends.

As a member of the community, and as a gay man I can attest to the fact that the neighborhood is underserved and there are very few gay bars in the area, none of which are upscale or sophisticated. I also have been to Michael Cohen's events before and I am familiar with him and know what a professional and reputable operator he is. The proposed venue will be a welcome and much needed addition to the Chelsea LGBTQ community.

Please feel free to contact me at smithreyno@gmail.com if you have any questions or concerns.

Thank you,

A handwritten signature in cursive script that reads "Smith Reynolds".

Smith Reynolds